



Report of Technical Review Committee

Docket #: PC2004-038 Project Type: Site Development Plan – REVISED TRC Meeting: 8/2/06
Project: Unity Physicians (formerly Ameritrust site plan)
Location: Fry Rd. & N. Madison Avenue
Engineer: Fanyo & Associates Representative(s): Andy Scales

TRC Members Present

<u>Planning:</u> Ed Ferguson Lowell Weber Tony Magnabosco	<u>Engineering & Sanitation:</u> Paul Peoni - Engineering	<u>Fire Department:</u> Tracy Rumble	<u>Police Department:</u> Chief Pitcher
		<u>Parks Department:</u> Evan Springer	<u>Other:</u> Diana Mercer – Indiana American Water

Minutes:

The new building will be smaller than the original plan. Parking space count will be increased. Landscape plan will be basically the same as before.

City Engineer needs additional information on drainage plans and stormwater detention. Traffic signal is still subject to BPWS review and approval. That has not been finalized yet.

The handicap parking spaces and ramps should be re-located so as not to line-up with the Fry Rd., driveway intersection.

Plans shall note that plant locations along E & N perimeters shall be coordinated with Planning staff after swale has been graded but before plants are installed.

Springer moved to approval, seconded by Pitcher. All ayes. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 4) Landscape plans shall be subject to revision as per written staff report.
- 5) All written comments listed in Fire Department's report shall be met. (attached)
- 6) Traffic signal and street intersection improvements shall be subject to final review and approval by BPWS.
- 7) Driveway cut location shall be adjusted to align with Fry Road, subject to approval by City Engineer.
- 8) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 9) The traffic study plans prepared for owner by Edward and Kelcey shall be added to and considered to be part of these site development plans. A reference note shall be placed on the Maurer & Smithers plats.
- 10) Landscape plan shall be subject to written review report from staff.

- 11) Plans shall note that the storm inlet casting (existing) in Madison Avenue shall be changed, subject to City Engineer approval.
- 12) Drainage plans and calculations shall be subject to further review and approval by City Engineer. Plans shall note that there can be no stormwater run-off onto adjacent residential properties from this building or parking lot.
- 13) Plat shall be finalized and recorded prior to issuance of land alteration permit.
- 14) All building setback lines shall be shown and labeled on the plans.
- 15) A five (5) foot wide sidewalk shall be shown on the plans and installed along the Madison Avenue frontage.
- 16) A secondary plat sheet shall be added to the set of plans.
- 17) Water lines shall be labeled and existing fire hydrant locations shall be shown on the plans.
- 18) Connection and location of sanitary sewer lateral shall be coordinated with Sanitation Superintendent.

Chairman